

Public Document Pack

AGENDA FOR PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Dear Member/Colleague

Planning Control Committee

You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Thursday, 28 May 2026
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.

AGENDA

4 PLANNING APPLICATIONS (*Pages 3 - 10*)

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES



PLANNING CONTROL COMMITTEE

28 May 2026

SUPPLEMENTARY INFORMATION

Item:01 22 Cockey Moor Road, Bury, BL8 2HB Application No. 72692
Amendments to dwelling, approved under application 68038 including amended elevations and roof.

Extension of Time - Yes

Further comments from Neighbour:

The immediate neighbour has commented further on the revised plans. Comments are summarised below:

Questions the change in design again and the lack of opportunity for the neighbours to comment. The application should be withdrawn and a new application submitted.

Discussions were between the planning department and the applicant/agent. This doesn't seem to follow the guidelines and policies of the planning application framework.

Allowing the flat roof to remain will mean that the applicant will have an opportunity to use the flat roof as a balcony. Given the history of non-compliance, adding a planning condition restricting use as a balcony will not guarantee this happens.

Approving the proposal will only reward the non-compliance in relation to the original approval.

If approved, it does not follow that the changes will be carried out. More lengthy enforcement problems.

Boundary fencing is over 2m.

Response to neighbour comments:

The Local Planning Authority has no obligation to reconsult neighbours on revised plans although in cases where changes are major, we would normally do so if considered appropriate. In this case, changes were not considered major and comments on revisions were received and have been reported to the Planning Control Committee.

Article 35 of the GDPO requires a LPA to work positively and proactively with applicants. Applicants have the right to apply and each application must be treated on their own merits. It does not follow that previous history would pre-determine a refusal or unacceptability where a scheme presents material differences.

Planning law confirms that the use of planning conditions is a correct and reasonable means of controlling development. Failure to comply would render the developer subject to enforcement processes. However if the conditions as reported is followed, then there would be no reason in law not to support the use of the condition.

Any approval would give the developer the means to implement an appropriate scheme. As things presently stand, works are in breach and court action is impending. The onus is always on the developer to comply with lawful decisions.

The developer has exhausted their options to appeal for the existing works and the LPA have carried out its enforcement duties. It is prepared to continue where the

need is appropriate to do so.

Item:02 Land at 41 Arthur Lane, Radcliffe, Bolton, BL2 5PR Application No. 72972

Variation of condition no. 2 (approved plans) following grant of planning permission 67550 (Conversion of stable to dwelling with single storey extension): enclose the existing stables overhang into the internal space of dwelling

Extension of Time - Yes
Nothing further to report.

Item:03 12 -14 Abden Street, Radcliffe, Manchester, M26 0AT Application No. 72950

Change of use from commercial unit and dwelling to 6 bed, 6 person HMO (Class C4) with side render finish, roller shutters removed and changes to rear and front boundary treatment with 1 no. car space provided and 6 no. cycle storage unit provided

Extension of Time - Yes, until Friday 29th May 2026

Description of Development

The description of development has been amended to remove the reference to the car parking provision initially proposed which was considered to be unsafe by the Highways Section. The description of development will therefore be amended to:

Change of use from commercial unit and dwelling to 6 bed, 6 person HMO (Class C4) with side render finish, roller shutters removed and 6 no. cycle storage unit provided

Publicity

Two additional representations have been received from nearby residents who raise the following objections:

- “As a resident of this area for 53 years, I have seen so much decline in the area since around the past 10 years. This is due to the houses being the cheapest to buy so therefore landlords are able to rent them out, they are then rented out by people on benefits, who have no desire to work, claim mental health, yet this is down to drug abuse, drug abusers and immigration have spilled out into the area , these people have no respect for the property or the community around them. It has become an unsafe place to live in and it's a great shame, this area used to be an amazing and safe place to grow up in, but I fear for my children now. I already don't go to the local corner shop, I don't walk out on my own, these people have no transport to take rubbish to the tip so they dump it in the alleys and around the estate they won't pay for it to be taken away so it is all left to fester in the streets and alleys. Also, I have become ashamed to tell people where I live”
- “Radcliffe doesn't need another HMO. I object to this because the council see it as Radcliffe is the place that should have all these HMO's. Go and put them

near to where all these councillors live. We don't have the infrastructure to have them - the roads are busy enough as it is."

Statutory/Non-Statutory Consultations

The Council's Highways Team have reviewed the submitted amended plans and comment as follows:

Traffic Section – No objections, based on the submitted amendments, subject to a condition securing reinstatement of the pavement along the boundary of the application site on Coomassie Street.

Planning Conditions

Condition no. 2 (approved plans) – Amend to reflect the amended plans received to address both the concerns of the Highways Team and the Local Planning Authority. The condition is therefore recommended to be amended as follows:

This permission relates to the following plans:

Drawing no. 12AS-200-PL-P1: Site Location Plan and Existing Site Plan;

Drawing no. 12AS/201/PL/Rev. P2: Proposed Site Plan;

Drawing no. 12AS/204/PL Rev. P2: Proposed Plan Layouts; and,

Drawing no. 12AS/205/PL Rev. P1: Proposed Elevations.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

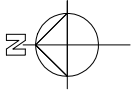
Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Add the following condition recommended by the Highways Team as Condition no. 5

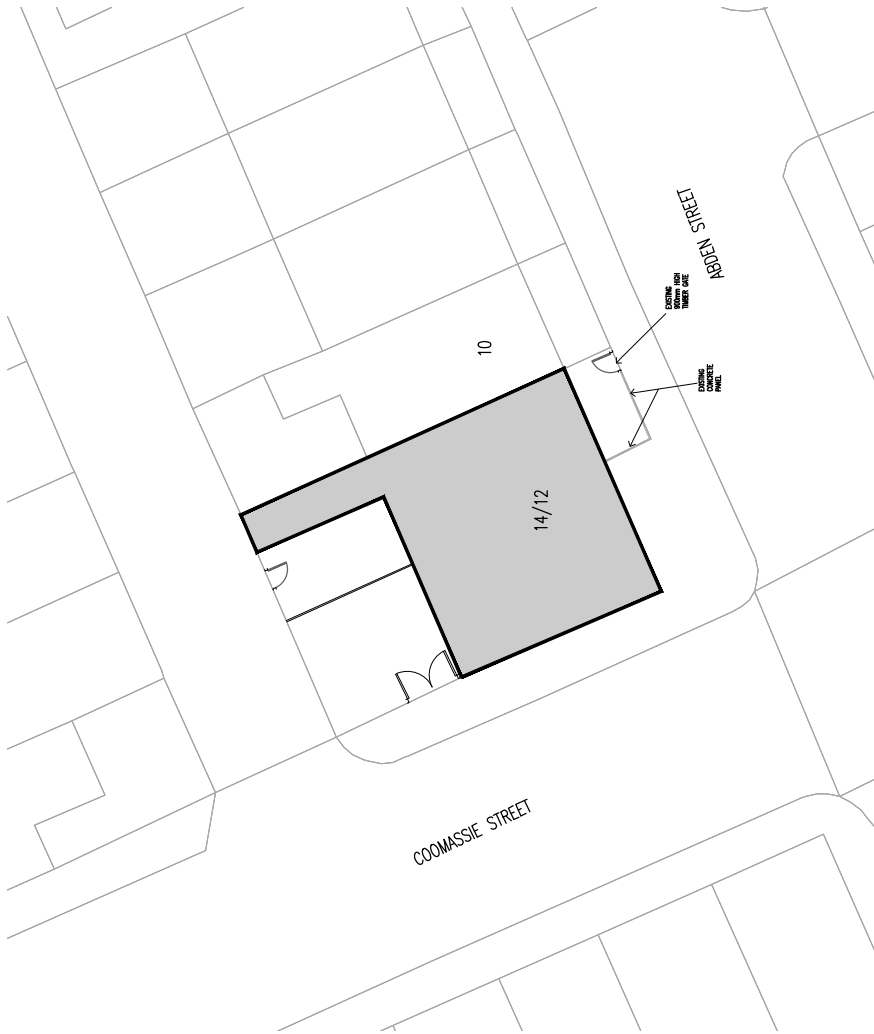
Notwithstanding the details shown on the approved site plan, measures to reinstate the abandoned crossing onto Coomassie Street to adjacent footway levels shall be submitted to and agreed in writing with the Local Planning Authority within 3 months of the submission of the commencement notice required under Section 93G of the Town and Country Planning Act 1990. The details subsequently approved shall be implemented prior to the occupation of the House in Multiple Occupation hereby approved.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and to maintain the integrity of the adopted highway, all in the interests of highway safety, in accordance with Policies EN1/2: 'Townscape and Built Design', HT5/1: Access for Those with Special Needs and HT6/1: Pedestrian and Cyclist Movement of the Bury Unitary Development Plan and Policies JP-C1: An Integrated Network, JP-C5: Streets for All, and JP-C6: Walking

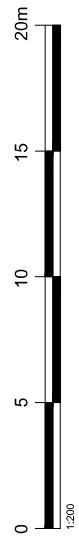
and Cycling of the Greater Manchester Places for Everyone Joint Development Plan.



SITE LOCATION PLAN (157sqm AREA)
1:1250 @ A3



EXISTING BLOCK SITE PLAN
1:200 @ A3



PT	Address from boundary fencing info	27/02/2018	MS
Rev	Measurements	Date	Unit

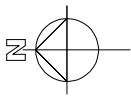


Project

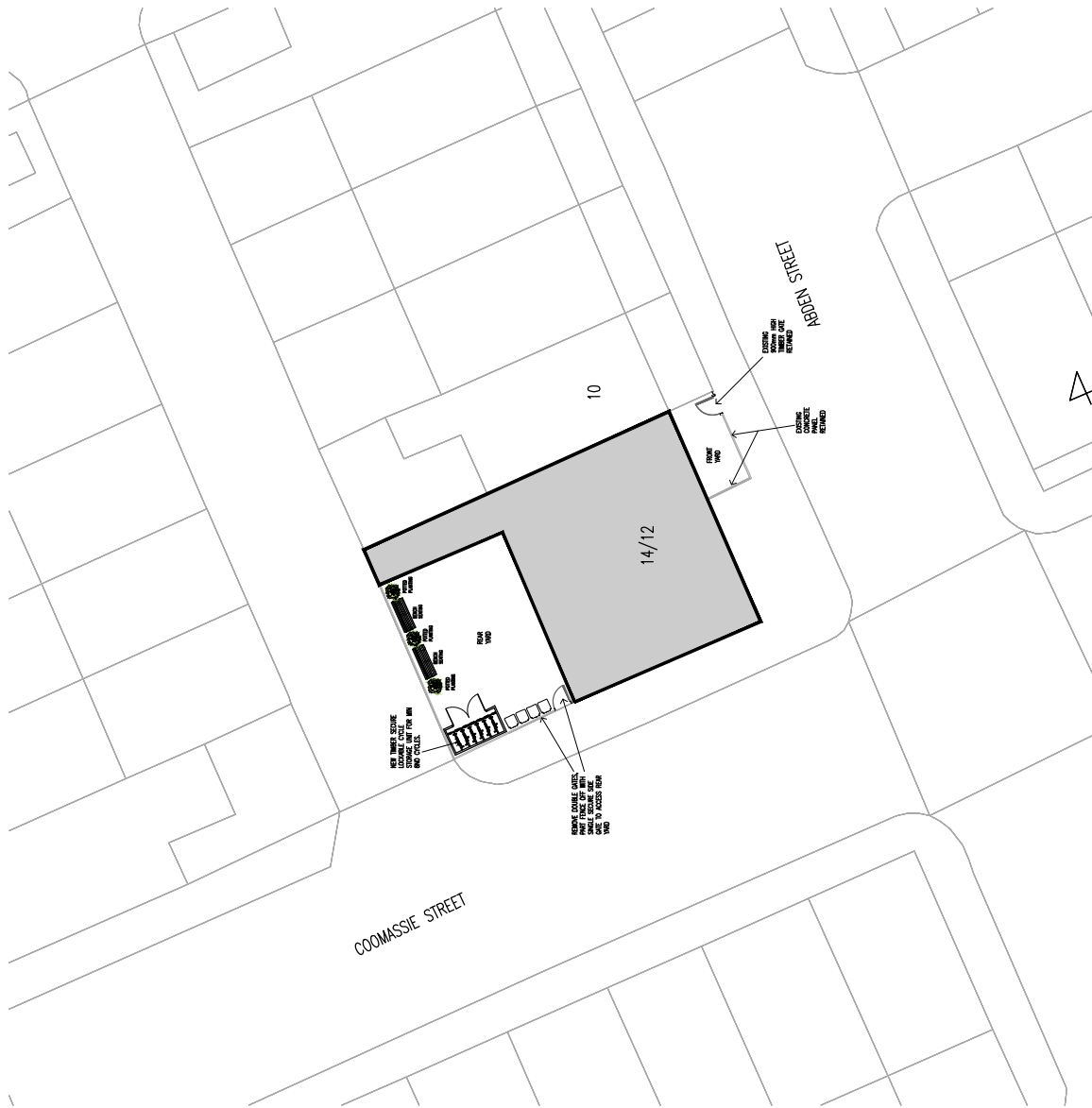
12 ABDEN STREET,
RADCLIFFE, M26 3AT

Drawing Title
SITE LOCATION PLAN
EXISTING SITE PLAN

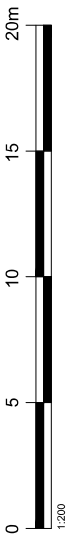
Drawn	MS	Checked	-
Date	FEB 2026	Scale	A1 : 100
Drawing No.	12AS/200/PL	Page	P1



VERTICAL TIMBER BIKE SHELTER FOR SECURE SAFE STORAGE FOR 6 CYCLES.
 MADE FROM TIMBER FRAME WITH ROUGH SAWN TIMBER PANELING, AND DOUBLE
 DOOR OF TIMBER CLADDING WITH 3 TIMBER HAND-LIFT DOORCS.
 DOOR OPENING WITH CLEARANCE HEIGHT OF 2200mm HIGL
 WITH METAL RACKING TO SECURE BIKES TO VERTICALLY.



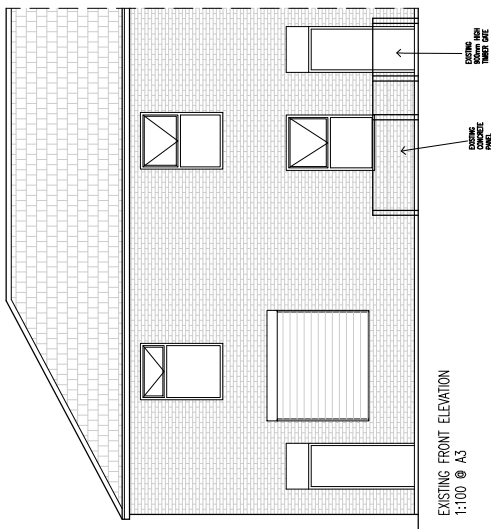
PROPOSED BLOCK SITE PLAN
 1:200 @ A3



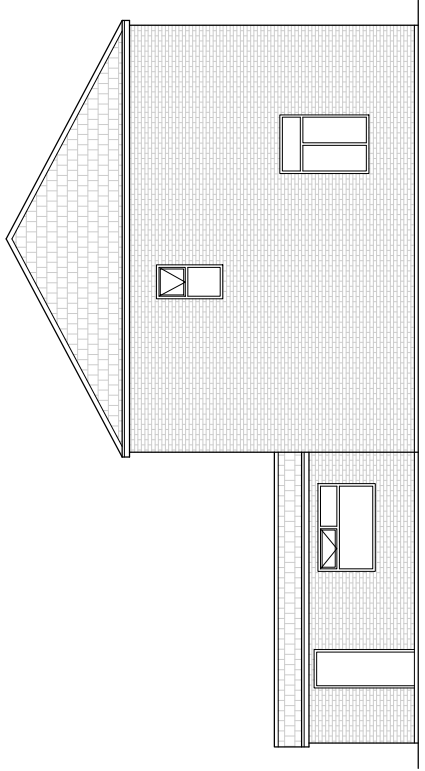
PP	Additional front boundary fencing info	27.02.20	MS
DD	Drawn	24.02.20	MS
PT	On site car space removed	24.02.20	MS
SA	Site Assessments		DA



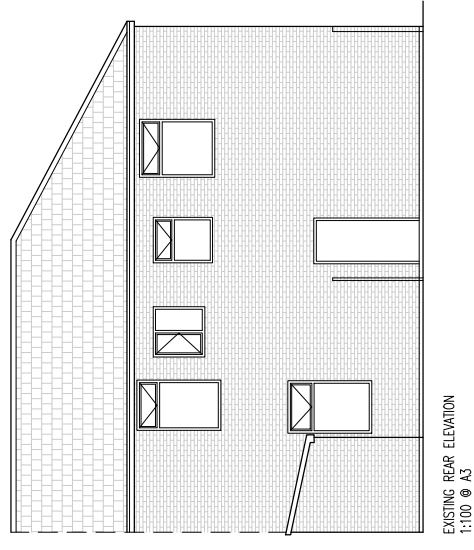
Project	
12 ABDEN STREET, RADCLIFFE, M26 3AT	
Drawing Title PROPOSED SITE PLAN	
Drawn: MS	Checked: -
Date: FEB 2020	Scale: 1:100
Drawing No.: 12AS/201/PL	Page: P2



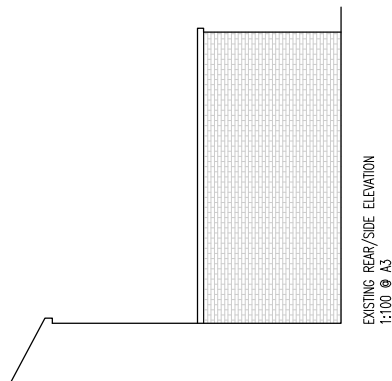
EXISTING FRONT ELEVATION
1:100 @ A3



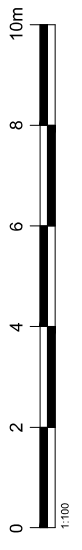
EXISTING SIDE ELEVATION
1:100 @ A3



EXISTING REAR ELEVATION
1:100 @ A3



EXISTING REAR/SIDE ELEVATION
1:100 @ A3



PT	Existing front concrete parapet fencing	27/02/20	MS
Rev	Amendments	Date	Unit

Mark Gordon
Design + Associates

Project
12 ABDEN STREET,
RADCLIFFE, M26 3AT

Drawing Title
EXISTING ELEVATIONS

Drawn	MS	Checked	-
Date	FEB 2020	Scale	A1 : 100
Drawing No.	12AS/203/PL	Page	P1